

## **Ordinance No. 2022-03**

### **An ordinance amending the Minnetonka Corporate Center master development plan as it pertains to the property at 6000 Clearwater Drive**

---

The City Of Minnetonka Ordains:

#### **Section 1. Background**

- 1.01 The subject property is located at 6000 Clearwater Drive. It is legally described as: Lot 7, Block 2, Minnetonka Corporate Center.
- 1.02 In 1983, the city approved the master development plan for the Minnetonka Corporate Center. The plan designates the subject property for office use.
- 1.03 King Technology is proposing to occupy the existing, four-story building on the subject property. The building's existing underground parking area would be converted to research and development space to accommodate the business.
- 1.04 This ordinance hereby amends the existing Minnetonka Corporate Center master development plan pertaining to the subject property. Specifically, this amendment allows for the research and development space within the building, as outlined in Section 3 below.

#### **Section 2. Findings**

- 2.01 The proposed research and development space would not conflict with the existing uses in the Minnetonka Corporate Center.
- 2.02 The proposed research and development space would not conflict with the primary office use of the building on the subject property.
- 2.03 The proposed research and development space would not negatively impact public health, safety, or general welfare.

#### **Section 3.**

- 3.01 Approval is subject to the following conditions:

1. The site must be developed and maintained in substantial conformance with the following plans unless modified by the conditions below:

- Building Plans, dated Dec. 22, 2021
- Proof-of-Parking plan, dated Feb. 17, 2022

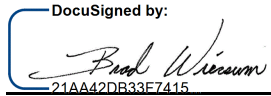
The above plans, attached to the staff report associated with this resolution, are hereby adopted as the master development plan.

2. The research and development space must be associated with the building's primary office users.
3. No manufacturing may occur within the building; manufacturing would require a separate review and amendment of the master development plan.
4. Proof-of-parking may be constructed only upon written approval from the city and only after the city determines that parking supply regularly exceeds parking demand.
5. Prior to issuance of a building permit for research and development space:
  - a) Depending on the extent of the building model/renovation, specifically, any work within or affecting the building's atrium, the existing atrium smoke exhaust system must be evaluated and tested. Test results must be provided to the city's fire marshal for review and approval.
  - b) The existing fire sprinkler system design must be assessed by a fire sprinkler company to ensure proper discharge density for storage of hot tubs/plastics, etc., in the lower level. This assessment must be provided to the city's fire marshal for review and approval.
  - c) The building owner must obtain any state or county-required hazardous materials permits.

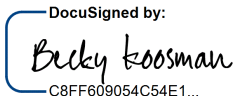
Section 4. A violation of this ordinance is subject to the penalties and provisions of Chapter XIII of the city code.

Section 5. This ordinance is effective immediately.

Adopted by the city council of the City of Minnetonka, Minnesota, on March 7, 2022.

DocuSigned by:  
  
21AA42DB33F7415  
\_\_\_\_\_  
Brad Wiersum, Mayor

Attest:

DocuSigned by:  
  
C8FF609054C54E1...  
\_\_\_\_\_  
Becky Koosman, City Clerk

**Action on this ordinance:**

Date of introduction: Feb. 28, 2022  
Date of adoption: March 7, 2022  
Motion for adoption: Calvert  
Seconded by: Schack  
Voted in favor of: Calvert, Schaeppi, Coakley, Kirk, Schack, Wilburn, Wiersum  
Voted against: None  
Abstained: None  
Absent: None  
Ordinance adopted.  
Date of publication:

I certify that the foregoing is a correct copy of an ordinance adopted by the city council of the City of Minnetonka, Minnesota, at a regular meeting held on March 7, 2022.

\_\_\_\_\_  
Becky Koosman, City Clerk